

PLAT SHOWING PROSPECTOR SUBDIVISION No. 5

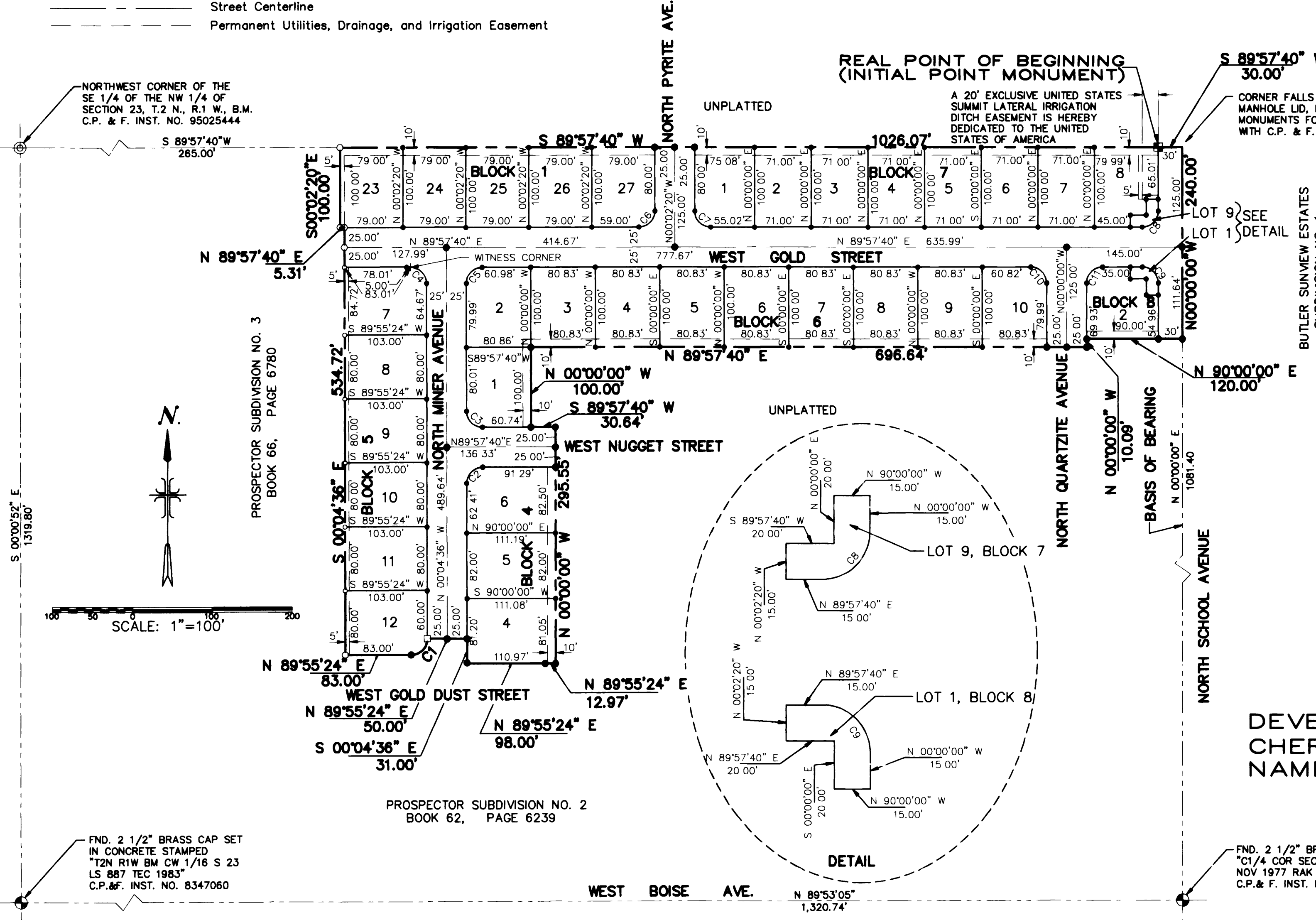
A PORTION OF THE SE 1/4, OF THE NW 1/4, SECTION 23
TOWNSHIP 2 NORTH, RANGE 1 WEST,
BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
1995

LEGEND

- ⊙ Found Brass Cap Monument "see plat for monument description"
- ⊙ Found 5/8" Iron Pin with Plastic Cap marked "J-U-B LS 944" set in 2" metal pipe
- Found 5/8" Iron Pin with Plastic Cap Marked "J-U-B PLS 944"
- Found 1/2" Iron Pin with Plastic Cap Marked "J-U-B PLS 944"
- Found 5/8" Iron Pin with Plastic Cap Marked "KCH 4996"
- Initial Point - Set 2"x 36" galvanized pipe with 5/8" Iron Pin w/ Plastic Cap marked "PLS 944" set inside of pipe
- Set 5/8"x 30" Iron Pin with Plastic Cap Marked "J-U-B PLS 944"
- Set 1/2"x 24" Iron Pin With Plastic Cap Marked "J-U-B PLS 944"
- Boundary Line
- Lot Line
- Street Centerline
- Permanent Utilities, Drainage, and Irrigation Easement

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.42'	20.00'	28.28'	N 44°55'24" E	90°00'00"
C2	20.00'	31.43'	20.01'	28.29'	S 44°56'32" W	90°02'16"
C3	20.00'	31.40'	19.99'	28.27'	N 45°03'28" W	89°57'44"
C4	20.00'	31.40'	19.99'	28.27'	S 45°03'28" E	89°57'44"
C5	20.00'	31.43'	20.01'	28.29'	N 44°56'32" E	90°02'16"
C6	20.00'	31.42'	20.00'	28.28'	N 44°57'40" E	90°00'00"
C7	20.00'	31.42'	20.00'	28.28'	S 45°02'20" E	90°00'00"
C8	20.00'	31.40'	19.99'	28.27'	N 44°58'50" E	89°57'40"
C9	20.00'	31.43'	20.01'	28.29'	N 45°01'10" W	90°02'20"
C10	20.00'	31.43'	20.01'	28.29'	S 45°01'10" E	90°02'20"
C11	20.00'	31.40'	19.99'	28.27'	N 44°58'50" E	89°57'40"



BUTLER SUNVIEW ESTATES SUBDIVISION NO. 1 BOOK 36, PAGE 3076

NOTES

- Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna, Idaho.
- Any Re-subdivision of this plat shall comply with the applicable zoning Regulations in effect at the time of the Re-subdivision, or as allowed by conditional use.
- All lot lines common to public right-of-way and the exterior boundary of Prospector Subdivision No. 5 have a 10' Wide Permanent Utilities, Drainage, and Irrigation Easement, unless otherwise dimensioned. However, this shall not preclude the construction of proper hard surface driveways for access to each individual lot.
- A 10-foot Wide Permanent Public Utilities, Drainage, and Irrigation Easement is designated to be centered on interior lot lines.
- The Developer and/or Owner shall comply with Idaho Code Section 31-3805 or its provisions that may apply to irrigation rights.
- The owner of each lot, across which passes an irrigation/drainage ditch or pipe, is responsible for the maintenance thereof unless such responsibility has been assumed by an Irrigation/Drainage District.
- Access to North School Avenue shall not be permitted for Lot 8, Block 7, and Lot 2, Block 8.
- Structures and trees are not permitted within any Public Utilities, Drainage, and Irrigation easements, with the exception of lawns, flowers, and fences.
- Block 7, Lot 9, and Block 8, Lot 1 are designated for Landscaping and shall be owned and Maintained by the Prospector Subdivision No. 5 Homeowners Association.

DEVELOPER:
CHERRY LANE CONSTRUCTION, INC.
NAMPA, IDAHO

J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Nampa, Idaho

